

FOR SALE OR LEASE

AVAILABLE
3,009 SF



AVAILABLE RESTAURANT WITH DRIVE THRU

2910 W. Thunderbird Road | Phoenix AZ 85308
WNWC Thunderbird Rd & I-17



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WNWC Thunderbird Rd & I-17

AVAILABLE:

3,009 SF

LOT SIZE

0.92 AC

YEAR BUILT

2000

ZONING

C-C



Positioned on W. Thunderbird Road, the property enjoys excellent visibility in a high-traffic retail corridor. Surrounded by national retailers like Lowe's and Best Buy, along with dense neighborhoods and a strong daytime population, the area delivers consistent customer traffic and exceptional connectivity.

KEY HIGHLIGHTS

- ±3,009 SF freestanding drive-thru restaurant
- Whataburger lease expires 7/31/26. Landlord has the right to terminate the lease early
- Situated on a 0.879 AC lot with excellent site utilization
- Prominent frontage along Thunderbird Road providing strong visibility
- Equipped with a high-exposure monument sign for branding opportunities
- Prime location directly across from Lowe's and Best Buy, ensuring strong traffic and retail synergy
- Over \$112,000 Avg HH Income in 3 miles and over 123,000 in Daytime population
- High-traffic corridor with strong daytime population driven by dense residential neighborhoods, major retailers, and nearby employment centers



**For more information,
please contact broker directly.**

SCOTT ELLSWORTH

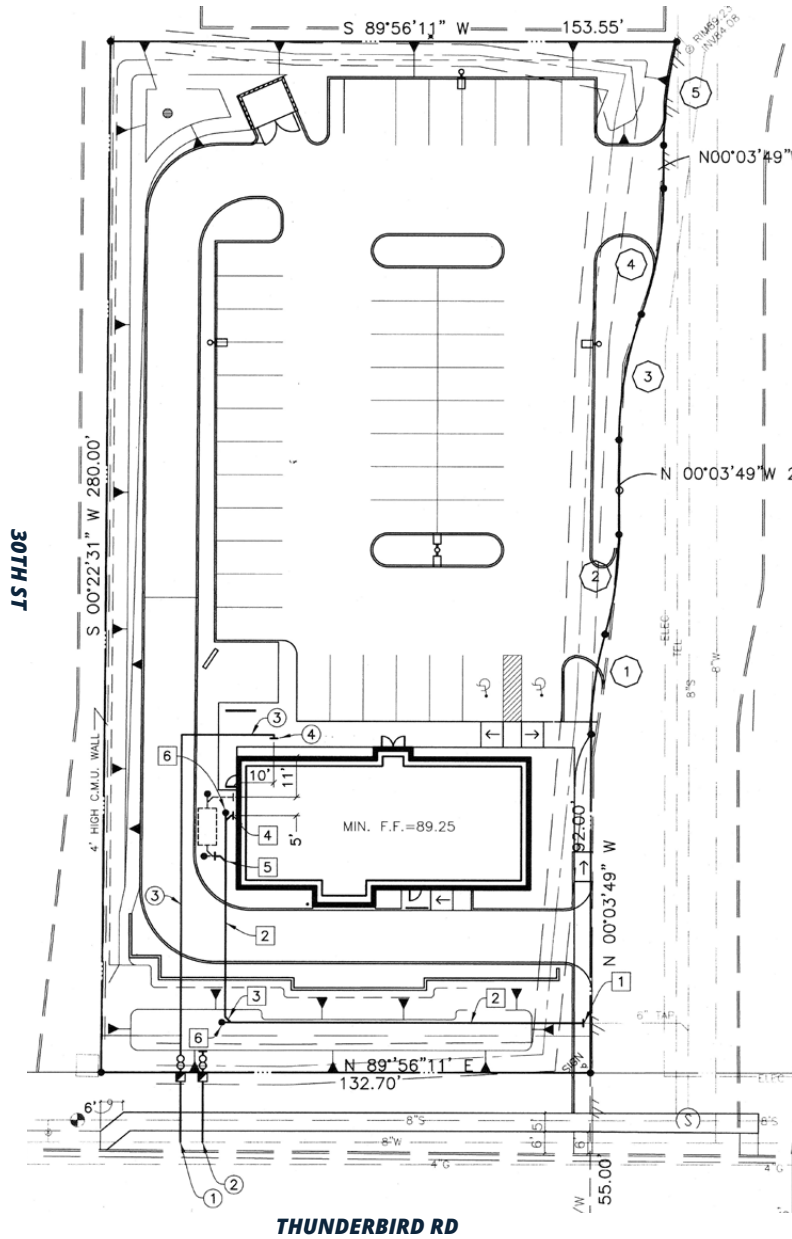
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SITE PLAN

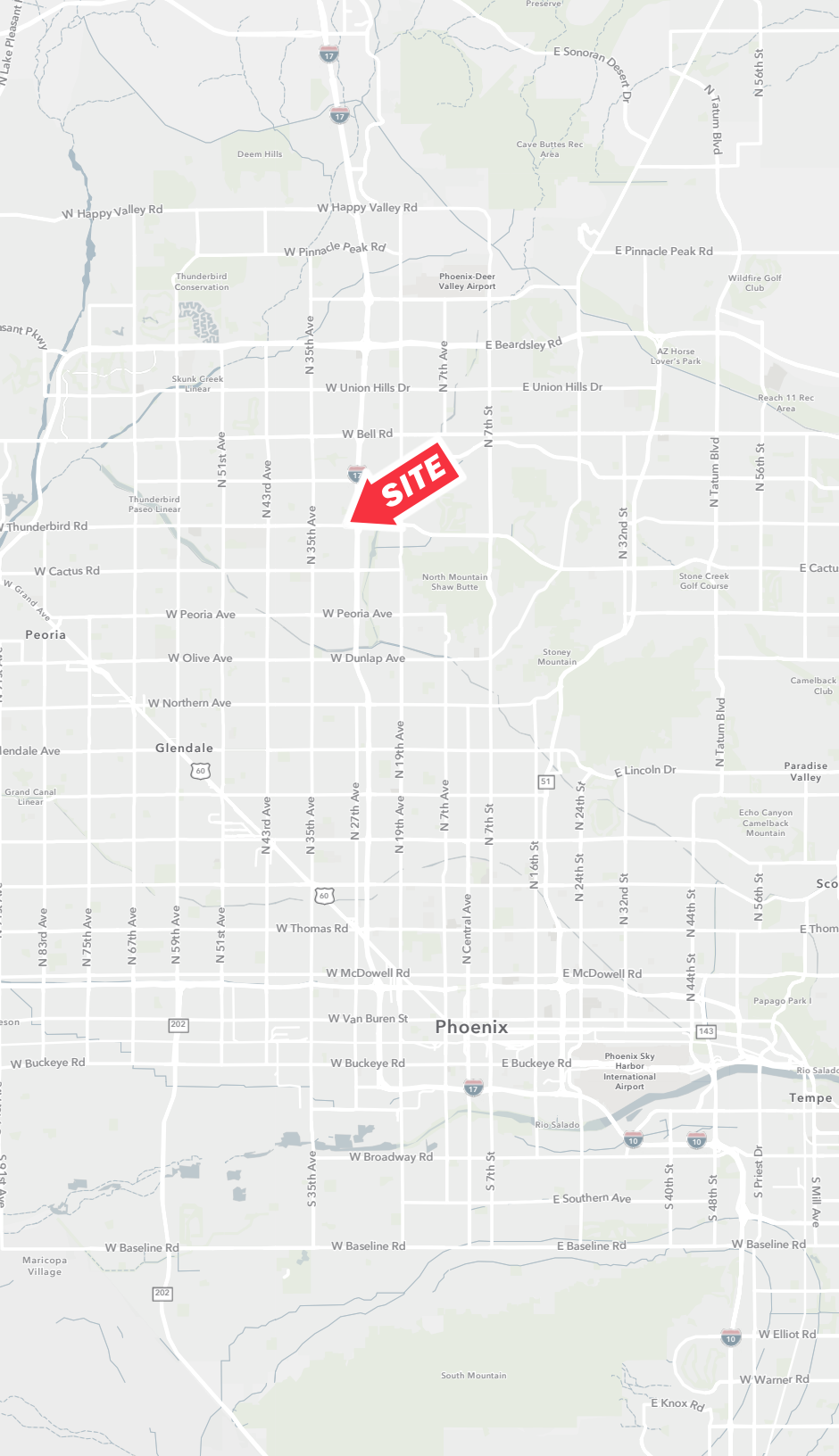


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PHOTOS





PROPERTY DETAILS

2910 W. Thunderbird Road | Phoenix AZ 85308
WNWC Thunderbird Rd & I-17

Demographics (2025)

source: Esri

1 MILE

20,258	20,036	\$84,298	15,166
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

143,674	142,770	\$92,425	133,564
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

411,430	411,930	\$98,718	380,926
2025 Population	2030 Population	Avg Household Income	Daytime Population

Traffic Counts (2024)

source: ADOT

45,901 VPD	215,932 VPD
Thunderbird Rd	I-17 Fwy



W/NWC Thunderbird Road & Interstate 17

2910 West Thunderbird Road | Phoenix, Arizona 85308





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